

Residential - Vacant Land

RESIDENTIAL

CA



2,138 ft<sup>2</sup>  
LOT SIZE

VALUATION

Last Sale \$36,000 · Aug 9, 2024

TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$196 (2025) |
| Assessed Value    | \$3,500      |
| Previous Assessed | \$712        |

PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | LOS ANGELES               |
| Lot (acres)   | 0.05                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                         | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------------------------------|----------|--------------------|------|
| Oct 23, 2024 | Resale    | Grant Deed                                   | \$3,500  |                    |      |
| Jul 15, 2024 | Resale    | Grant Deed                                   | \$36,000 |                    |      |
| Jul 24, 2024 | Financing | Affidavit Death Of Trustee/Successor Trustee |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Brainard Elementary School   | Elementary | KG–5   | 1.4 mi   |
| Charles Maclay Middle School | Middle     | 6–8    | 2.3 mi   |
| Verdugo Hills High School    | High       | 9–12   | 5.0 mi   |

District: Los Angeles Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|